

YOUR Inspection Report



BETTER GREEN HOME INSPECTION COMPANY HOME, TERMITE, AND ROOF INSPECTION. WE ARE A ONE STOP Shop. FOR YOUR CONVENIENCE

FOR THE PROPERTY AT:

9300 NEWFOUND WAY
ELK GROVE, CA

PREPARED FOR:

TOM KANEMOTO

INSPECTION DATE:

Friday, December 12, 2008

PREPARED BY:

Sevan Tellez



In-Demand Property Inspections
7532 Candlewood Way, Suite A
Sacramento, CA 95822

415-760-6040

916-870-4588

Fax: 916-421-7490

www.indemandinspects.com

indemandproperty@gmail.com



December 15, 2008

Dear TOM KANEMOTO,

RE: Report No. 1003
9300 NEWFOUND WAY
ELK GROVE, CA
95758

Thank you for choosing us to perform your Home Inspection. We trust the experience was both useful and enjoyable.

Please feel free to contact us with questions about the report or the home itself any time for as long as you own the home. Our consulting service via telephone is available at no cost to you for as long as you own the home. Please visit our website at your convenience www.myinspectioncompany.com and feel free to fill out and return our client questionnaire.

Thanks again for allowing us to work with you.
Sincerely,

Sevan Tellez
on behalf of
In-Demand Property Inspections

In-Demand Property Inspections
7532 Candlewood Way, Suite A
Sacramento, CA 95822
415-760-6040
916-870-4588
Fax: 916-421-7490
www.indemandinspects.com
indemandproperty@gmail.com

INSPECTION AGREEMENT

9300 NEWFOUND WAY, ELK GROVE, CA December 12, 2008

Report No. 1003

www.indemandinspects.com

PARTIES TO THE AGREEMENT

Company

In-Demand Property Inspections
7532 Candlewood Way, Suite A
Sacramento, CA 95822

Client

TOM KANEMOTO

This is an agreement between TOM KANEMOTO and In-Demand Property Inspections.

PLEASE READ CAREFULLY BEFORE SIGNING.

The Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. It is based on a visual examination of the readily accessible features of the building. The Inspection is performed in accordance with the Standards of Practice of our National Association. A copy of these Standards is available at <http://www.inspectionscope.com/ll/>.

The Home Inspector's report is an opinion of the present condition of the property. The Inspection and report are not a guarantee, warranty or an insurance policy with regards to the property.

The inspection report is for the exclusive use of the client named above. No use of the information by any other party is intended.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

These Limitations and Conditions explain the scope of your Home Inspection. Please read them carefully before signing this Agreement.

The purpose of your Home Inspection is to evaluate the general condition of a property. This includes determining whether systems are still performing their intended functions.

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1. The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive. If you have concerns about any of the conditions noted, please consult the text that is referenced in the report.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential structural problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the report, we strongly recommend that you consult a qualified licensed contractor or engineering specialist. These professionals can provide a more detailed analysis of any conditions noted in the report at an additional cost.

2. A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes

Very nice working with you talk to you soon.

INSPECTION AGREEMENT

9300 NEWFOUND WAY, ELK GROVE, CA December 12, 2008

Report No. 1003

www.indemandinspects.com

wiring, structure, plumbing and insulation that is hidden or inaccessible.

Some intermittent conditions may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. Inspectors do not remove wall coverings, including wallpaper, or lift flooring, including carpet to look underneath.

A Home Inspection is a sampling exercise with respect to house components that are numerous, such as bricks, windows and electrical receptacles. As a result, some conditions that are visible may go un-reported.

3. The Inspection does not include hazardous materials that may be in or behind the walls, floors or ceilings of the property, whether visible or not. This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based products, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fire proofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4. We are not responsible for and do not comment on the quality of air in a building. The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building. The Inspection does not include spores, fungus, mold or mildew including that which may be concealed behind walls or under floors, for example. You should note that whenever there is water damage, there is a possibility that visible or concealed mold or mildew may be present unseen behind a wall, floor or ceiling.

If anyone in the home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens.

5. Your Home Inspector does not look for, and is not responsible for, fuel oil, septic or gasoline tanks that may be buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6. We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced, or otherwise changed before we have had a reasonable period of time to investigate.

The liability of the Home Inspector (and the Home Inspection Company) arising out of this Inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection, or \$1,000.00, whichever is greater.

Very nice working with you talk to you soon.

INSPECTION AGREEMENT

9300 NEWFOUND WAY, ELK GROVE, CA December 12, 2008

Report No. 1003

www.indemandinspects.com

I, **TOM KANEMOTO (Signature)** _____, **(Date)** _____, **have read, understood and accepted the terms of this agreement.**

Very nice working with you talk to you soon.

SUMMARY

9300 NEWFOUND WAY, ELK GROVE, CA December 12, 2008

Report No. 1003

www.indemandinspects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

ROOFING

9300 NEWFOUND WAY, ELK GROVE, CA December 12, 2008

Report No. 1003

www.indemandinspects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

DESCRIPTION

General: • Roof Moss Covered

General: • Recommend Roof Inspection



1.

Sloped: • Tile Roof

LIMITATIONS

Inspection performed: • Roof is 18 years old recommend roof inspection to ensure there is no leaks.

Recommended evaluation and repairs by a licensed contractor or appropriate tradesman dealing with that item or system.(Roofer)

Inspection performed: • With binoculars

EXTERIOR

9300 NEWFOUND WAY, ELK GROVE, CA December 12, 2008

Report No. 1003

www.indemandinspects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

DESCRIPTION

Gutter & downspout material:

- [Galvanized steel](#)

Note: Rec.

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge:

- [Above grade](#)

Note: Disconnected downspout right. Recommend repairs.

This item or component warrants additional attention , repair or monitoring.



2.

Lot slope: • [Away from house](#)

Wall surfaces - masonry: • [Stone](#)

Wall surfaces :

- [Stucco](#)

Note: Siding / Common Cracks , Openings. Recommend repairs to avoid further water intrusion.

Recommended evaluation and repairs by a licensed contractor or appropriate tradesman dealing with that item or system.

EXTERIOR

9300 NEWFOUND WAY, ELK GROVE, CA December 12, 2008

Report No. 1003

www.indemandinspects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



3.



4.



5.



6.

Driveway:

- Concrete

Note: common cracks

Walkway:

- Concrete

Note: Common Cracks

EXTERIOR

9300 NEWFOUND WAY, ELK GROVE, CA December 12, 2008

Report No. 1003

www.indemandinspects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Patio:

- Concrete

Note: Covered Patio



7.

Fence:

- Wood

Note: Loose Posts, Past repair on fences on entire property.

LIMITATIONS

Upper floors inspected from: • Ground level

RECOMMENDATIONS

Walls \ Trim

Condition: • [Paint](#)

Implication(s): Cosmetic defects | Shortened life expectancy of material

Location: Throughout Exterior

Task: Correct

Time: Immediate

Walls \ Wood siding

Condition: • [Rot or insect damage](#)

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Various Exterior Wall

- SUMMARY
 - ROOFING
 - EXTERIOR**
 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
 - PLUMBING
 - INTERIOR
- REFERENCE

Condition: • [Cracked, split or broken](#)

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure

Location: Various Exterior Wall

Task: Correct

Time: Immediate

Walls \ Stucco and EIFS

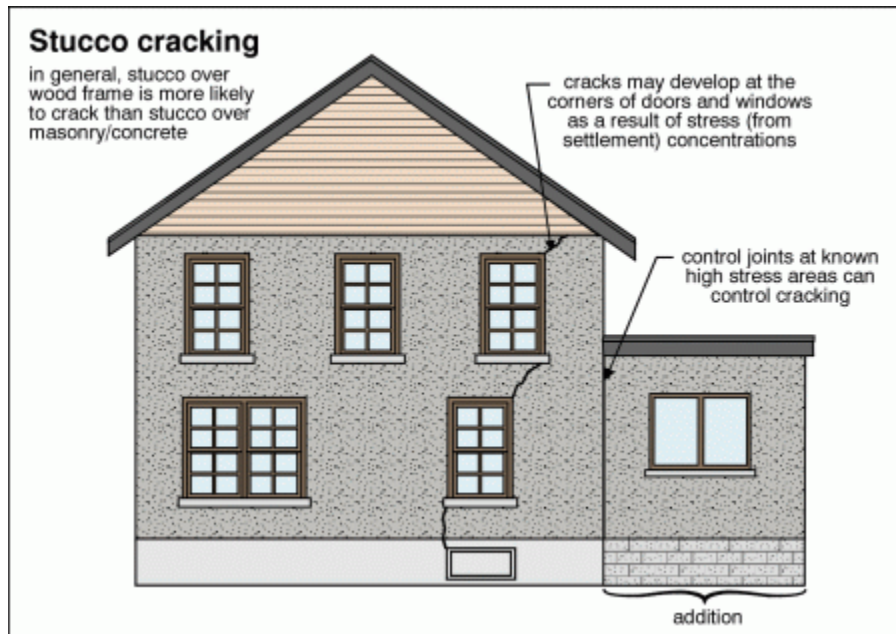
Condition: • [Cracked](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

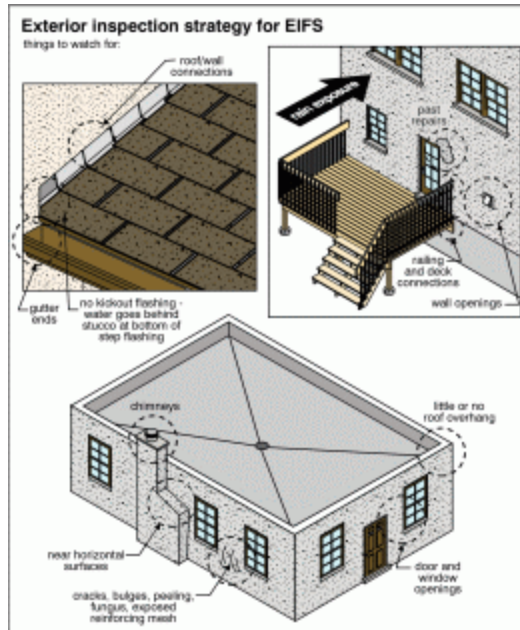
Location: Various

Task: Correct

Time: Immediate



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

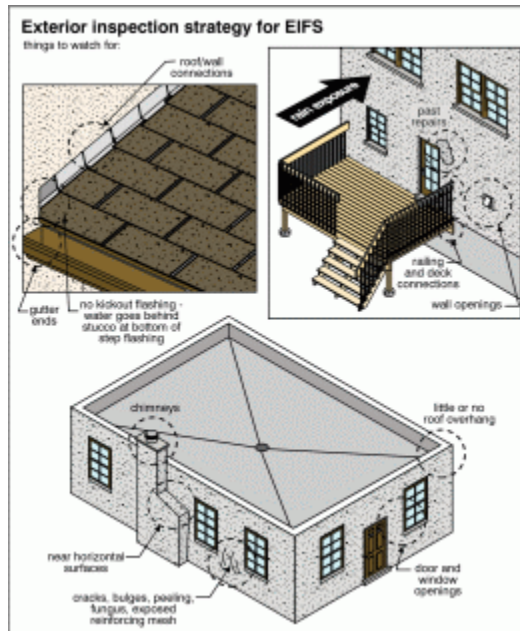
Condition: • [Crumbling](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Various Exterior Wall

Task: Correct

Time: Immediate



[Click on image to enlarge.](#)

STRUCTURE

9300 NEWFOUND WAY, ELK GROVE, CA December 12, 2008

Report No. 1003

www.indemandinspects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

DESCRIPTION

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#) • [Concrete](#)

Exterior wall construction:

• [Wood frame, brick veneer](#)

Note: Stone Veneer

Roof and ceiling framing: • [Trusses](#)

LIMITATIONS

Attic/roof space: • Entered but access was limited

DESCRIPTION

General: • Varies areas of the home and garage are missing outlet covers.

This item or component warrants additional attention , repair or monitoring.



8.

Service entrance cable and location: • [Underground copper](#)

Service size: • [100 Amps \(240 Volts\)](#) • [200 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • No main disconnect.

Main disconnect/service box rating: • [100 Amps](#)

Main disconnect/service box type and location: • [Breakers - basement](#)

System grounding material and type: • [Copper - water pipe](#) • [Not visible](#)

Distribution panel rating: • [200 Amps](#)

Distribution wire material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets: • [Grounded - typical](#) • [Grounded - typical](#) • [Ungrounded - minimal](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • No GFCI • [GFCI - panel](#)

Smoke detectors: • RECOMMEND ADDING ADDITIONAL SMOKE DETECTORS

Smoke detectors: • [Present](#)

ELECTRICAL

9300 NEWFOUND WAY, ELK GROVE, CA December 12, 2008

Report No. 1003

www.indemandinspects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

LIMITATIONS

System ground: • Quality of ground not determined

RECOMMENDATIONS

Distribution system \ Cover plates

Condition: • [Missing](#)

Implication(s): Electric shock

Location: Throughout

HEATING

9300 NEWFOUND WAY, ELK GROVE, CA December 12, 2008

Report No. 1003

www.indemandinspects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

DESCRIPTION

General: • Recommend sealing closet door where the furnace is. Also rec PG&E to test furnace for CO2 emissions. Also rec installing CO2 sensor by the closet door.

Fuel: • [Gas](#)

System type:

• [Furnace](#)

Note: Recommend Servicing Furnace.

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • Unable to determine BTU's.

Efficiency: • [Conventional](#) • [Mid-efficiency](#)

Approximate age: • [18 years](#)

Failure probability: • [Low](#)

Main fuel shut off at: • Meter • Exterior wall

Fireplace:

• [Wood fireplace](#)

Note: Two fire places liv rm and mst bedroom, rec chimney sweep.

Chimney: • [Metal](#)

LIMITATIONS

Safety devices: • Not tested as part of a home inspection

Heat loss calculations: • Not done as part of a home inspection

Fireplace/wood stove: • RECOMMEND CHIMNEY SWEEP

Heat exchanger: • Only a small portion visible

COOLING & HEAT PUMP

9300 NEWFOUND WAY, ELK GROVE, CA December 12, 2008

Report No. 1003

www.indemandinspects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

DESCRIPTION

Air conditioning type: • [Air cooled](#)

Compressor approximate age:

• 18 years

Note: Temp under 65 deg rec system evaluation by hvac tech.

Failure probability: • [Low](#)

Evaporative cooler motor: • N/A NOT APPLICABLE

Evaporative cooler damper location: • N/A NOT APPLICABLE

LIMITATIONS

Heat gain calculations: • Not done as part of a home inspection

RECOMMENDATIONS

Air conditioning \ Life expectancy

Condition: • [Old](#)

Implication(s): Equipment failure | Reduced comfort

Air conditioning \ General

Condition: • Service air conditioner

INSULATION AND VENTILATION

9300 NEWFOUND WAY, ELK GROVE, CA December 12, 2008

Report No. 1003

www.indemandinspects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

DESCRIPTION

Attic/roof insulation material: • [Cellulose](#)

Attic/roof insulation amount: • Not determined

Attic/roof ventilation: • [Roof and soffit vents](#)

Air/vapor barrier: • N/A

Air/vapor barrier: • [Not visible](#)

LIMITATIONS

Attic inspection performed: • By entering attic, but access was limited

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

DESCRIPTION

General: • Shower water will not turn on mst bath, (Replace Cartridge)

There was a past leak under kitchen sink no leak at time of the inspection.

This item or component warrants additional attention , repair or monitoring.



9.

Water supply source: • Not determined

Service piping into house: • [Not visible](#)

Supply piping in house: • [Not visible](#)

Main shut off valve at the: • Front of house

Main shut off valve at the: • Front of the basement

Water heater fuel:

• [Gas](#)

Note: Draft diverter is loose and double b venting needs to secured.

Recommended evaluation and repairs by a licensed contractor or appropriate tradesman dealing with that item or system.(Plumber)



10.

Water heater type: • [Conventional](#)

Tank capacity:

• 50 gallons

Note: Improper strap recommend strapping correctly.

Waste disposal system: • Not determined

Waste piping in house: • [Not visible](#)

LIMITATIONS

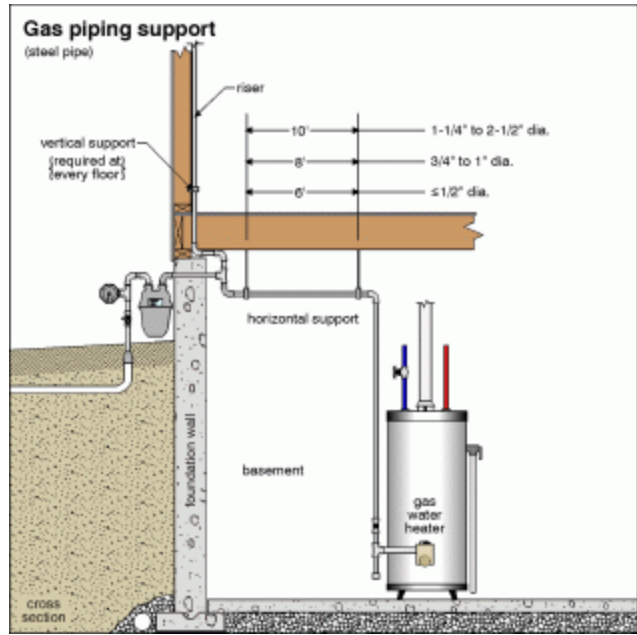
Items excluded from a home inspection: • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment

RECOMMENDATIONS

Water heater - gas burner and venting \ Gas piping

Condition: • [Inadequate support](#)

Implication(s): Fire or explosion



Click on image to enlarge.

INTERIOR

9300 NEWFOUND WAY, ELK GROVE, CA December 12, 2008

Report No. 1003

www.indemandinspects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

DESCRIPTION

Major floor finishes: • Tile

Major floor finishes: • [Carpet](#) • [Hardwood](#)

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows: • Dual pane , mst bath one of the dual panes is broken.

Recommended evaluation and repairs by a licensed contractor or appropriate tradesman dealing with that item or system. (Glazer)



11.

Windows: • Vinyl

Glazing: • [Double](#)

Exterior doors: • [Solid wood](#) • [Metal](#) • [Sliding glass](#) • Garage - metal

Oven type: • Conventional

Oven fuel: • Gas

Range fuel: • Gas

Appliances: • Refrigerator • Range hood • Dishwasher • Waste disposal • Microwave oven

Laundry facilities: • Dryer vent

Laundry facilities: • 120-Volt outlet • 240-Volt outlet

INTERIOR

9300 NEWFOUND WAY, ELK GROVE, CA December 12, 2008

Report No. 1003

www.indemandinspects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

LIMITATIONS

Not included as part of a home inspection: • Carbon monoxide detectors, security systems, central vacuum • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any

RECOMMENDATIONS

Windows \ Glass (glazing)

Condition: • [Broken](#)

Implication(s): Cosmetic defects | Chance of water entering house | Physical injury | Increased heating and cooling costs | Reduced comfort

Location: Second Floor Master Bathroom

Task: Correct

Time: Immediate

END OF REPORT

REFERENCE LIBRARY

9300 NEWFOUND WAY, ELK GROVE, CA December 12, 2008

Report No. 1003

www.indemandinspects.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

The links below connect you to a series of documents that will help you understand your home and how it works. The body of the report contains specific information about your home. Many report items have related links that provide you more information about that particular component or issue.

This Library is a broad reference tool. For example, if you want to know the difference between asphalt shingles and wood shingles, you can look in here. If you have a conventional furnace and are trying to decide whether to upgrade to a mid-efficiency or high-efficiency furnace, this information may be helpful. If your home does not have air conditioning, but you are thinking about adding it, there is helpful information for you in here.

The Library is broken into nine house systems: Roofing, Exterior, Structure, Electrical, Heating, Cooling, Insulation, Plumbing and Interior. Click on any link to read about that system.

- [1. Roofing and Chimney](#)
- [2. Exterior](#)
- [3. Structure](#)
- [4. Electrical](#)
- [5. Heating](#)
- [6. Cooling](#)
- [7. Insulation](#)
- [8. Plumbing](#)
- [9. Interior](#)